



Applegate
Properties



- Commercial/residential potential
- Grade II Listed mid cottage
- 2 Beds
- Cottage garden
- Central village location

Holmfirth Road, Meltham, Holmfirth, HD9 4ES Offers in the region of: £169,950

Grade II Listed stone cottage with garden in central village location, currently COMMERCIAL PREMISES but with potential RESIDENTIAL USE (SUBJECT TO PERMISSIONS and reversion to residential use).



PROPERTY DESCRIPTION

Occupying a convenient location close to the centre of popular Meltham village and its varied amenities is this most attractive Grade II Listed mid through cottage. Previously used as a commercial let being a bar and beauty salon in recent years (historically residential but had commercial change of use) the property may be of interest as either commercial premises/shop or potential to revert back to residential use (subject to permissions and change of use).

Having gas central heating the property offers an extremely characterful and spacious interior including exposed beams, mullions and stonework throughout, currently presented as a two bedroom residence and briefly comprising: Entrance to spacious reception room with exposed ceiling beams, feature stone inglenook fireplace housing stove effect gas fire and open staircase to first floor, opening to Kitchen fitted with a range of contemporary base units, sink, space for slot in gas cooker, extractor, window and door to rear garden.

To the First Floor a landing area with turned staircase leads to two generous bedrooms both having stone mullioned windows and beams and Bathroom furnished with a three piece white suite including double shower unit and wall mounted gas boiler. Externally, the property has delightful, well established cottage garden to the front with shared front gate. Access from the kitchen and via a shared pedestrian gate to the side leads to a further lawned garden which is currently open to neighbours and is subject to a neighbouring right of way.

No Vendor Chain.

Agents Note: the property is currently utilised as a commercial premises having had a change of use to commercial from previous residential and as such subject to business rates which we are advised are currently ZERO RATED. Should a potential purchaser wish to consider occupying the premises as a residence we strongly advise making all necessary enquiries regarding such permission and necessary change of use prior to considering exchange of contracts.

EPC: awaiting

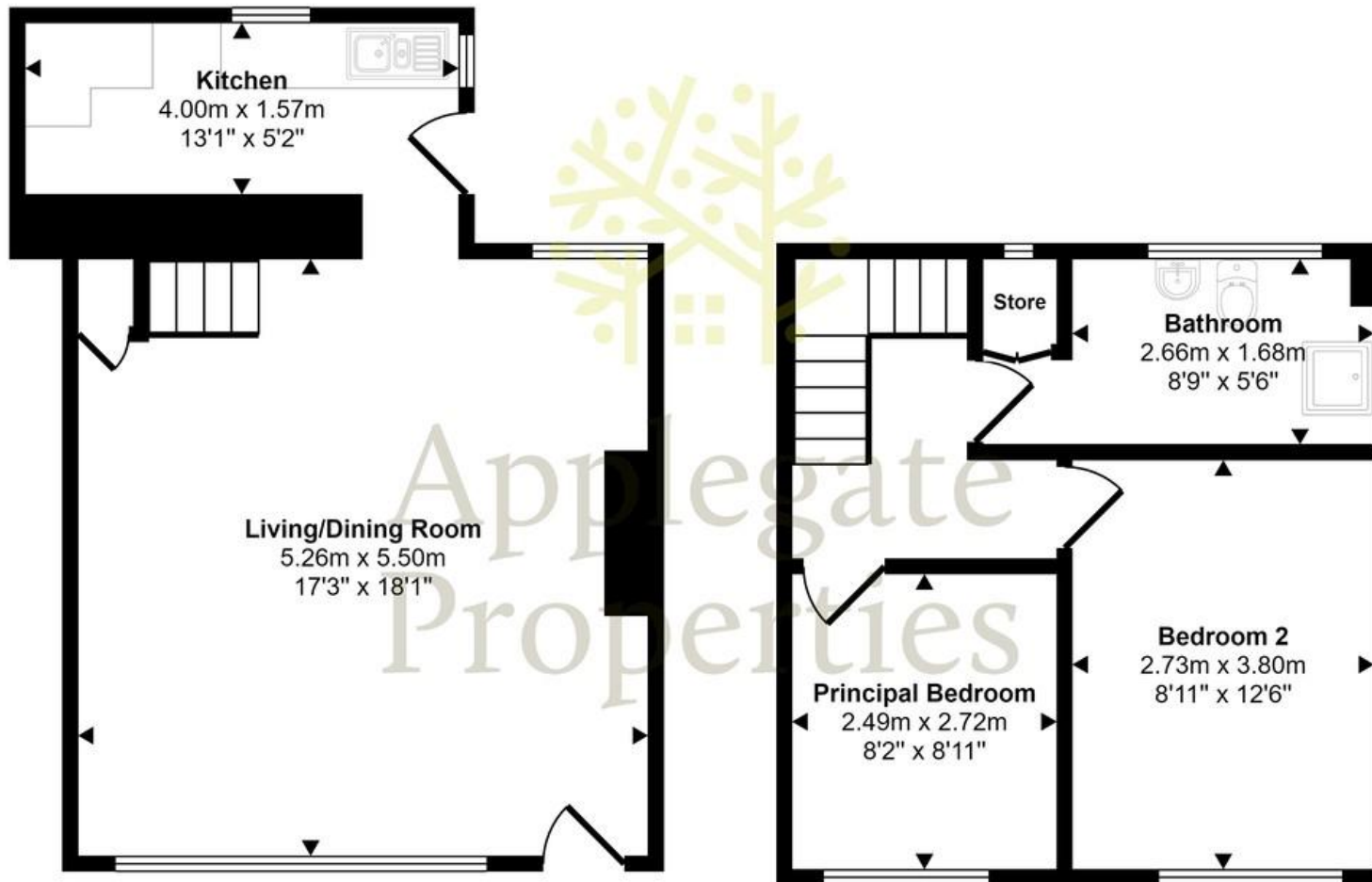
Tenure: advised Freehold

Council Tax: currently business rates - rated as zero (confirmation of such advised).

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft

First Floor
Approx 30 sq m / 325 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Awaiting EPC

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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